

# MIXED USE COMMERCIAL BUILDING



603 NW 65th St, Seattle WA 98117



Cary Adams, Broker | (206) 686-9191  
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(360) 305-9977 | KC@PCRnw.com

# ASSET SUMMARY

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Address	603 NW 65th Street Seattle WA 98117
Units	6
Year Built	2010
Net Rentable	3,525 sf
Price	\$1,650,000
Cap Rate	5.39%
Unit Mix	Four (4) one (1) Bedroom units Two (2) Commercial Units
Average Unit Sqft.	588 sf
Lot Size	4,250 sf
Zoning	NC2P40 (M)
Tax ID	276960-1860
Terms	All Cash at closing
SOC	2%
NOI	\$88,854.09 includes a 5% Vacancy Factor

*Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

# INVESTMENT HIGHLIGHTS



Sale Price: \$1,650,000

CBA #: 44418447

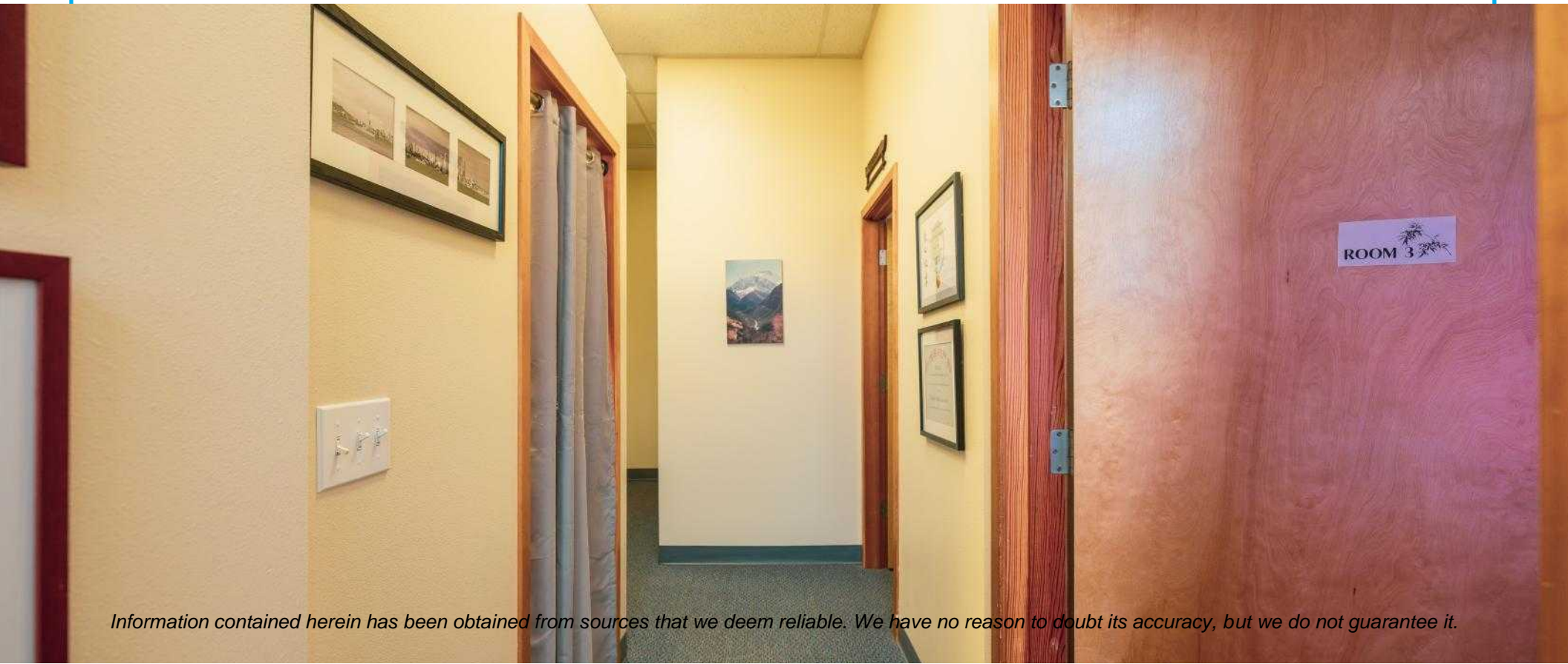
- High quality construction built 2010
- Brand new HVAC for commercial units
- Well maintained building, no deferred maintenance
- Comes with parking for the residential + commercial tenants behind building
- Commercial tenant just exercised a 5 year extension 7 months early

Great Opportunity in Prime Location on 65th in The Ballard Neighborhood!

100% leased Newer Construction Mixed Use Building in a vibrant pocket of NW 65th in Ballard. Surrounded by well known Restaurants and bars. (Molly Maguires, Tin Hat Bar, The Blue Glass, The Dray, Stumble town). Building situated on the corner of 6th Ave W and NW 65th St across the street from Mainstay Provisions. Commercial tenant is Ballard Acupuncture center and building has four (4) one (1) bedroom residential units above. The commercial space was originally built as two suites but has been used by one tenant from the beginning. Excellent Longterm investment. Please reach out to broker to get your questions answered. Call 206-686-9191 or send an email to [cadams@adamscommercialgroup.com](mailto:cadams@adamscommercialgroup.com).

# LOCATION HIGHLIGHTS

1. Building located in Vibrant NW 65th Pocket of Ballard
2. Close proximity to Phinney Ridge
3. Surrounded by neighborhood café's, restaurant and bars
4. Area is in strong demand for retail locations + places to rent to call home
5. Excellent local amenities + demographics



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# PHOTOS



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Pacific Continental Realty, LLC (PCR) was founded in 1975 by Steve Moore in Orange County, CA. The headquarters moved to Washington in 1990 as the first commercial brokerage in Whatcom County. In the early 2000's, Steve Moore sold the company to Jim Bjerke, a local commercial real estate broker who worked for PCR. In 2019 Jim Bjerke sold Pacific Continental Realty, LLC to long-time Whatcom County commercial real estate brokers, KC Coonc and Ryan Martin.

Through the years and changes in ownership, PCR has grown alongside its community and has managed to provide quality commercial brokerage services to its clients. In addition to sales and leasing, PCR also offers property management and in-house maintenance services for commercial and multifamily properties. The company's continued growth is due to its successful endeavors on behalf of its clients. The professionals at PCR will work for your interests as if they were our own.